

ARTICLE 11: R-1 LOW DENSITY RESIDENTIAL DISTRICT

11.1 Intent:

The R-1 District is intended to provide an attractive, pleasant living environment at a sufficient enough density to maintain an adequate standard of physical maintenance and community service. The R-1 District encourages the compact development and the optimum utilization of land appropriate for residential use by encouraging higher density cluster and planned unit developments while simultaneously leaving sloping areas, floodplains and other unbuildable areas open and available for recreational and athletic purposes. The R-1 District discourages the intrusion of the commercial and industrial uses that so often have an annoying and deteriorating effect upon residential development.

11.2 Principal Permitted Buildings/Structures and Uses:

The following buildings/structures and uses are permitted in the R-1 District:

- A. Single- and two-family dwellings.
- B. Duplexes.
- C. Planned Unit Developments containing any combination of single-family, two-family, duplex, townhouse and multi-family dwelling units, subject to provisions of Section 21.5.
- D. Houses of worship.
- E. Public schools and private educational institutions.
- F. Public/governmental buildings and properties which are cultural, recreational, administrative or public service in nature, but not including storage yards, warehouses or garages.
- G. Parks, playgrounds and community centers.
- H. Fire and rescue services, provided that the property to be utilized is located adjacent to an existing or planned arterial road.
- I. Cemeteries.

11.3 Accessory Permitted Buildings/Structures and Uses:

The following accessory buildings/structures and uses are permitted in the R-1 District:

- A. Those buildings/structures and uses customarily accessory and incidental to the principal permitted uses and authorized special exceptions of the R-1 District.
- B. Parking, in accordance with Article 23.
- C. Fences, in accordance with Section 5.10.
- D. Private swimming pools, provided that an enclosure/barrier is installed as required by the Frederick County Building Code, and maintained to that level.
- E. Home occupations and resident professional offices in accordance with Section 5.11.
- F. Signs, in accordance with Article 22.

11.4 Special Exceptions:

The following buildings/structures and uses are permitted in the R-1 District with Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals.

- A. Child care centers, provided they meet the Child Care Administration's Licensing requirements for commercial child care facilities.

11.5 Height Restrictions:

No building/structure in the R-1 District may exceed forty feet (40') in height, except as provided by Section 21.3(C).

11.6 Lot Area, Width, and Setback Requirements of the R-1 District

PRINCIPAL PERMITTED AND SPECIAL EXCEPTION USES	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER DWELLING UNIT OR USE (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	FRONT YARD* SETBACK (FT.)	REAR YARD SETBACK (FT.)	SIDE YARD* SETBACK (FT.)	OTHER SETBACK REQUIREMENTS
Public utilities				30	50	30	
Single-family dwelling units	6,000	6,000	60	25	30	10	
Two-family*** dwelling units	6,000	3,300	60	25	30	12	
Duplex units	2,750	27		25	30	6	
Houses of worship				40	100	100	
Schools				40	100	100	
All others				30	50	30	

*As measured from the lot line (does not include a portion of the right-of-way).

**Corner lots shall provide two front yards and one side yard.

***The conversion of existing single-family dwellings to two-family dwellings shall be permitted only when there is full compliance with lot size and setback requirements for two-family dwelling new construction.